

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, June 19, 2012 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:
  
8. Review and discussion of amendments to the Jersey Avenue Park Redevelopment Plan. Formal Action may be taken.
  
9. Review and discussion of amendments to the Montgomery Gateway Redevelopment Plan. Formal action may be taken. Summary statement: update block and lot numbers and maps.
  
10. Review and discussion of amendments to the Land Development Ordinance. Formal action may be taken. Summary statement: revise checklists to include bicycle parking requirement.
  
11. Case: P11-022 Preliminary & Final Major Site Plan with "c" variance  
Applicant: Franciscan Sisters of St. Elizabeth, Inc.  
Attorney: William Strasser, Esq.  
Review Planner: Kristin Russell  
Address: 857-859 ½ Pavonia Ave.  
Block: 10503 Lot: 1, 2, 3, 6, 39  
Zone: R-3 multi-family residential  
Description: Parking garage with rooftop open space  
Variances: more than one building per lot, lot width, front yard setback, side yard, building coverage, lot coverage
  
12. Case: P12-018 Minor Subdivision with "c" variances  
Applicant: Bayfront Redevelopment LLC  
Attorney: Jason Tuvel, Esq.  
Review Planner: Kristin Russell  
Address: 440 Rt. 440  
Block: 26101 Lot: 1  
Zone: H/C – Highway Commercial  
Description: Subdivision of 652,829 sf lot into two new lots.  
Deviation: No street frontage
  
13. Case: P10-011.1 Amended Minor Site Plan  
Applicant: 642 Palisade LLC  
Attorney: Eugene O'Connell, Esq.  
Review Planner: Kristin Russell  
Address: 642 Palisade Ave.  
Old Block: 797 Lot: 21.B  
New Block: 1703 Lot: 57  
Zone: R-1 one- and two-family residential  
Description: Originally approved June 29, 2010. Façade, yard, and window changes built without approvals.

**Carried from June 5, 2012**

**Planning Board meeting Agenda**

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14. Case: P12-029 Preliminary & Final Major Site Plan  
Applicant: 148 First Street, LLC  
Attorney: Charles Harrington  
Review Planner: Jeffrey Wenger  
Address: 148 First Street  
Block: 11502 Lot: 5.02, 7, 8  
Zone: Powerhouse Arts Redevelopment Plan  
Description: New 12 story mixed use building with 99 dwelling units.
15. Case: P12-021 Preliminary and Final Major Site Plan w/ c variance  
Applicant: Journal Square Estate LLC  
Attorney: Charles Harrington  
Review Planner: Jeffrey Wenger  
Address: 71 Skillman Avenue aka 65-67 Skillman Avenue  
Block: 6304 Lot: 2.01  
Zone: R-3 Multi Family Mid-rise  
Description: New 5 story, 46 unit building with 22 parking spaces.  
Variance: Minimum side yard.
16. Case: P12-020 Preliminary & Final Major Site Plan with deviations  
Applicant: Journal Square Estate LLC  
Attorney: Charles Harrington  
Review Planner: Jeffrey Wenger  
Address: 3075 Kennedy Blvd.  
Block: 6304 Lot: 5  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Construction of two 6 story buildings with 85 residential units, 19 parking spaces and ground floor retail.  
Deviation: Building height, building setbacks.
17. Case: P12-037 Preliminary & Final Major Subdivision w/ deviations  
Applicant: TRF Development Partners  
Attorney: Richard Evert  
Review Planner: Jeffrey Wenger  
Address: Rose Avenue between Orient and Kearny Avenues  
Block: 22601, Lot 15-23; Block 22602, Lot 1-4, 17  
Zone: MLK Drive Redevelopment Plan  
Description: Subdivision to create 22 new lots approximately 16 feet in width.  
Deviation: Minimum lot width
18. Case: P12-038 Preliminary & Final Major Subdivision w/ deviations  
Applicant: TRF Development Partners  
Attorney: Richard Evert  
Review Planner: Jeffrey Wenger  
Address: Rose Avenue between Orient and Kearny Avenues  
Block: 22601, Lot 15-23; Block 22602, Lot 1-4, 17  
Zone: MLK Drive Redevelopment Plan  
Description: 22 new 3 bedroom affordable attached townhomes.  
Deviation: Maximum building height
19. Memorialization of Resolutions  
20. Executive Session, as needed, to discuss litigation, personnel or other matters  
21. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD